



4th September 2015

SEPP 65 DESIGN VERIFICATION STATEMENT

Prepared to accompany a Development Application to Ku-ring-gai Council

Proposed Residential Development at Avon Road, Pymble

Ausbao Pty Ltd

This SEPP 65 Design Verification Statement has been prepared on behalf of Provident Ausbao Pty Ltd in support of a Development Application for a Residential Apartment Building to Rockdale Council.

This report is intended to be read in conjunction with the Architectural plans prepared by Marchese Partners Architects and associated Consultant's Reports and drawings.

We confirm that the Principal Mr. Eugene Marchese of Marchese Partners International directed the design of the project in support of the Development Application and that the related documentation seeks to achieve the principles set out in State Environmental Planning Policy 65-Design Quality of Residential Flat Developments and has been designed with regards to the Residential Flat Building Code.

Mr Eugene Marchese is registered as an Architect in NSW (reg. No. 5976) in accordance with the Architects Act 1921.

DESIGN QUALITY PRINCIPALS

PRINCIPLE 1 – CONTEXT AND NEIGHBOORHOOD CHARACTER

"Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental condition.

Responding to context involves identifying the desirable elements of an area's existing or future character. Well designed buildings respond to and enhance the qualities and identity of the area including the adjacent sites, streetscape and neighbourhood. Consideration of local context is important for all sites, including sites in established areas, those undergoing change or identified for change."

The site is located at the centre of the Ku-ring-gai LGA and is approximately 16km northwest of the Sydney CBD. The site is known as 1, 1A and 5 Avon Road, and 4 and 8 Beechworth Road, Pymble within the Ku-ring-gai local government area.

The site is adjacent to the north shore railway line and the Pacific Highway which borders the site to the northeast. The Pymble railway station is located approximately 520m to the southeast, which is the focus of the Pymble town centre and associated commercial uses located along Grandview Street.

The site is bound by the North Shore Railway Line to the northeast, Avon Road to the east,

Mayfield Avenue and Beechworth Road to the west and northwest and 1 Arilla Road to the south.

The site is surrounded by the following uses:

- South: To the south, the site is adjacent to low density residential housing along Avon Road and Arilla Road.
- East: Pymble Ladies College and associated recreational areas are located to the east of the site. 3 Avon Road is bound by the development site to the south and west.
- North: The site is adjacent to the North Shore Railway Line, the Pacific Highway and the conclusion of Avon Road to the northeast. Residential apartment buildings are also located to the north of the site with lower density residential dwellings located further to the north. Ku-ring-gai Town Hall is located on the opposite side of the railway line.
- West: Low density residential dwellings with pockets of vegetated areas are situated to the west of the site with Sheldon Forest located further to the northwest. 6 and 10A Beechworth Road is borders the site to the west.

The site is currently occupied by dwelling houses. The site has a very steep and irregular topography and in parts is heavily vegetated.

Key physical attributes of the site include:

- The site has a highly variable topography sloping down from Beechworth and Avon Roads, to a central north-south aligned drainage line through the site. There is also a less pronounced fall from north to south.
- A vegetation corridor exists through the centre of the site which is heavily vegetated and contains a number of noxious weeds including Wandering Jew, Lantana and Japanese Honeysuckle and the ecologically endangered Sydney Blue Gum High Forest community.
- The site contains a heritage item located at 1 Avon Road, which is also identified as a heritage item under the Draft Ku-ring-gai Local Environmental Plan (Local Centres) 2012.
- The site has frontage to Avon Road and access to Beechworth Road via two access driveways.
- The site is adjacent to bushfire prone land located on the Pymble Ladies College to the southeast. This consists of a group of trees exceeding 30m without a native understorey. These are largely restricted to the upper section of the Pymble Ladies College site to the north and west.

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PRINCIPLE 2 – BUILT FORM AND SCALE

“Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings.

Good design also achieves an appropriate built form for a site and the building’s purpose in terms of building alignments, proportions, building type, articulation and the manipulation of building elements. 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.”

The proposed development consists of three residential flat buildings. The buildings are carefully positioned on the sloping ground and within the existing forest. The three buildings are assembled around the heritage building of 1 Avon Road and the common central garden.

Building 1:

This building is located along Avon Road. The building has three storeys on the south side, which is close to the neighbouring houses, and six storeys on the North side where it steps up towards the railway line.

Building 3 & 4 are positioned around the central garden which is located on the East side of Building 1. The central garden is spacious and the building separation with building 1 is sufficient.

Building 3:

The building has three storeys on the south side where it is closer to the neighbouring developments and it steps up to five storeys on the North.

Building 4:

The building has six storeys on the south and four storeys on the north due to changes in the natural topography.

Both building 3 & 4 optimize the natural slope of the landscape. Therefore they have additional levels on the West side. On this side the buildings have an unobstructed view into the bushland.

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PRINCIPLE 3 – DENSITY

“Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context.

Appropriate densities are consistent with the area’s existing or projected population. Appropriate densities can be sustained by existing or proposed infrastructure, public transport, access to jobs, community facilities and the environment.”

We consider the density of this proposed development is appropriate for its location. The proposed development has an FSR of 0.66: 1

The proposed development includes;

Building 1:

57 apartments

one bedroom apartment: 21

two bedroom apartment: 30

three bedroom apartment: 6

Building 3:

56 apartments

one bedroom apartment: 9

two bedroom apartment: 37

three bedroom apartment: 10

Building 4:

61 apartments

one bedroom apartment: 34

two bedroom apartment: 20

three bedroom apartment: 7

The site can support the density of this development, because:

- sufficient setbacks and height transitions to the neighbouring developments
- The value of the existing bushland is ensured.
- Plenty of open space and amenity for its residents
- Close to the railway line and Pacific Highway
- Close to local centres and facilities

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PRINCIPLE 4 – SUSTAINABILITY

“Good design combines positive environmental, social and economic outcomes. Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and liveability of residents and passive thermal design for ventilation, heating and cooling reducing reliance on technology and operation costs. Other elements include recycling and reuse of materials and waste, use of sustainable materials, and deep soil zones for groundwater recharge and vegetation.”

The proposed development is located close to services, facilities and transport links which facilitates a very efficient use of resources and minimises the consumption of fossil fuels for the servicing of the live, learn and work lifestyles of the future residents

A detailed analysis of the building has also been undertaken as part of the BASIX Assessment. We note the following inclusions as part of this proposal:

- The SEPP 65 requirement for solar access and cross ventilation to the apartments has been achieved providing a level of comfort that will not directly require air conditioning to maintain thermal comfort. More than 3 hours of solar access has been provided to 72% of the apartments (minimum 70%) of the residential apartments. Natural cross ventilation has been provided to 67% of the apartments (minimum 60%). The apartments will have substantial natural light and excellent amenity.
- Energy efficient appliances and fixtures have been included as part of the internal fit out to minimise electricity and water consumption.
- Typical floor plates have been designed to minimise structural transfers and false ceilings, which substantially reduces building materials required for the construction of the building.

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PRINCIPLE 5 – 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. 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. 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.”

The proposed development is located along Avon Road and stretches out into the existing bushland. The buildings are carefully positioned within the bushland retaining all significant trees and quality of the natural vegetation. In total the deep soil area of the site is 14,365 m² which is 72% of the site.

- Building 1 has a setback of 10 to 15 m from Avon Road. This area has common landscape and private gardens at ground floor.
- The common central garden contains private gardens on the ground floor, large green areas and common facilities.
- The heritage building is surrounded by the garden which will be restored into its original state.
- The selected planting in the proposed landscape is appropriate for its location and requires a low level of maintenance.
- The bushland on the Westside of the site is maintained and accessible through various footpaths.

The design integrates a new development, common green areas and a precious existing landscape. The result is a balanced development in which the proposed buildings naturally fit within the existing and proposed landscape.

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PRINCIPLE 6 – AMENITY

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

The proposed development delivers residential apartments with a high amenity level. The proposed development is located close to public transport, commercial centres and the Pacific Highway. The natural surroundings have generous view corridors and an inviting central green space.

Each apartment has a balcony as their private open space. Additionally there is an accessible central garden with green features and common facilities. The living spaces of the apartments are directly connected to the balcony, which will provide good ventilation and flexible indoor-outdoor living opportunities. The living spaces have a depth and width which allows for various sitting arrangements. Furthermore large areas of glazing will provide a generous view and access of natural light.

The proposed development will achieve the required cross over ventilation and solar access requirements.

Storage for each apartment has been provided within each apartment and in the basement.

Secure parking is provided in the basement with direct lift access to the residential apartments.

PRINCIPLE 7 – SAFETY

“Good design optimises safety and security, within the development and the public domain. It provides for quality public and private spaces that are clearly defined and fit for the intended purpose. Opportunities to maximise passive surveillance of public and communal areas promote safety. A positive relationship between public and private spaces is achieved through clearly defined secure access points and well lit and visible areas that are easily maintained and appropriate to the location and purpose.”

The residential building will be a secure environment with safety and security provided for both occupants and the public domain. This is achieved by the following design measures:

- Access will be by electronic security devices at the vehicle entry point on Innesdale Street and the residential entry lobby.
- The common areas will be well lit, with clearly defined paths of travel. All residential entries will be well lit and monitored with security cameras. There is a clear definition between public and private spaces.
- Car park areas will be well lit and the stairs and lift areas will have security control.
- Windows and balconies will provide good natural surveillance to the surrounding streets.

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PRINCIPLE 8 – HOUSING DIVERSITY AND SOCIAL INTERACTION

“Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets. Well designed apartment developments respond to social context by providing housing and facilities to suit the existing and future social mix. Good design involves practical and flexible features, including different types of communal spaces for a broad range of people, providing opportunities for social interaction amongst residents.”

The site is located close to excellent facilities, services, recreational areas and public transport, which will enhance the interaction of the area with its surroundings.

Currently the area has mainly single dwelling houses with recently additions in the form of apartment buildings.

The development will broaden the range of products in the area. The proposal offers a range of apartment types, configuration and sizes that should suit a broad and diverse range of community members.

The proposed mix of apartments will also provide housing options for starters and those who wish to downsize. The development will provide suitable accommodations for people to stay in their community and for newcomers to start their life in a wonderful green surrounding.

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PRINCIPLE 9 – AESTHETICS

“Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures. The visual appearance of well designed apartment development responds to the existing or future local context, particularly desirable elements and repetitions of the streetscape.”

The proposed development has been carefully designed with respect to the surrounding built and natural environments. The design of the building is contemporary and with a high quality of modulation, detailing, articulation and form.

The architectural concept is based on a strong rhythm of horizontal rectilinear forms. The architecture is layered to create a visual interesting composition and articulation within the elevation.

This is achieved by a random pattern of:

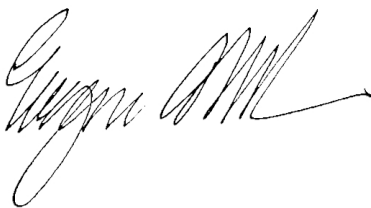
- Expressed floor slabs and balcony edges which give a horizontal emphasis
- Glazed boxes which break up the length and height of the facade.
- Louvres break up the elevation

This design approach creates a varied elevation and an elegant composition.

The buildings are placed on a base of natural stone which give a strong connection to the site. The stone blends into the bushland setting

The buildings have a simple and elegant colour palette of dark grey, white and glazing. The facades are articulated and softened by the use of occasional planter boxes. The window frames and facade details have a dark grey colour which blends into the colour of the glazed parts.

The roofs are simple linear forms which emulate the rock layering seen on the site.



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