

SJB Architects



SEPP65 Design Statement

80-88 Regent Street
Redfern, NSW, 2016

November 2016 | Version 05

SEPP65 Design Statement

80-88 Regent Street
Redfern, NSW
2016

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Prepared by: NK

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Design Verification Statement

The purpose of this statement is to outline the design rationale and process that was adopted to prepare the application scheme.

SEPP65 Design Verification Statement



Prepared to accompany the Development Application submitted to the Department of Planning and Environment

04th November 2016

80-88 Regent Street,
Redfern NSW,
2016

Prepared on behalf:
Mr James Milligan
Milligan Group Pty Ltd

Prepared by:
SJB Architects NSW

Verification of Qualifications

John Pradel and Adam Haddow are registered as Architects in New South Wales and are enrolled in the Division of Chartered Architects in the register of Architects pursuant to the Architect Act 1921.

Their registration Numbers are 7004 and 7188.

Statement of Design

SJB have been responsible for the design of the project since its inception and have worked with related professionals and experts in respect of the matter. The project has been designed to provide a development that is respectful of local planning and design controls and responds to the nine design quality principles of SEPP No. 65.

SJB verify that as required by Clause 50 (1AB) of the Environmental Planning and Assessment Regulation 2000 the design quality principles set out in Schedule 1, design quality principles of the State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development and the objectives in Part 3 and Part 4 of the Apartment Design Guide have been achieved for the proposed development as described in the following document.

A handwritten signature in black ink, appearing to read 'A. Haddow'.

Adam Haddow
Director
Registered Architect NSW, No. 7188

1.1 Purpose of the Report

The Design Verification Statement has been prepared by SJB Architects on behalf of the owners of the site at 80-88 Regent Street, Redfern, NSW.

The statement has been submitted as part of the development application for the above site, and as such should be considered alongside the other documents prepared by the applicant's team.

The purpose of this statement is to outline the design rationale and process that was adopted to prepare the application scheme, including the contextual and planning parameters that influenced the shape and form of the design, to the social and environmental considerations reflected in the materials, orientation and building mass.

The Design Quality Principles outlined in schedule 1 of the State Environmental Planning Policy No.65 (SEPP 65) have been used as a framework for presenting the design intent as they cover the range and breadth of considerations made throughout the design process.

1.2 Introduction

The subject site is located at 80-88 Regent Street, Redfern, which is a major thoroughfare connecting Redfern and south eastern Sydney to Central station and the CBD.

The site is located within the Redfern-Waterloo urban renewal precinct.

The Redfern Waterloo Built Environment Plan 2006(BEP) established the land use and design concepts to facilitate the renewal of the area. State Environmental Planning Policy (State Significant Precincts) 2005 (SEPPSSP) provides the key planning controls to guide the development of the Redfern-Waterloo sites. This is supplemented by the guidelines contained in the Draft Urban Design Principles- Redfern Centre.

The SEPPSSP provided for significant height and density increases in the area. Maximum heights were increased from 4 storeys to 18 storeys and FSR has increased from 2:1 - 3:1 to 7:1. Previously dominated by commercial, light industry and traditional shopfronts the area has undergone significant change within the development of mixed use residential towers.

The design proposal is for a mixed use tower building comprised of a childcare centre, retail tenancies fronting Regent street, 65 internalized car parking spaces and a total of 79 residential units, including 30 x 1 bedroom units, 47 x 2 bedroom and 2 x 3 bedroom units.

The design delineates a split in program through materiality and careful articulation of openings. The retail frontages are articulated with full height glazing along Regent Street and human-scale active frontages. The childcare component is setback from the boundary and delineated from the levels of apartments above through landscaping, materiality and open space provided by the podium.

SEPP65 Design Quality Principles

2.1 Principle 1: Context and Neighbourhood 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 conditions. 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.

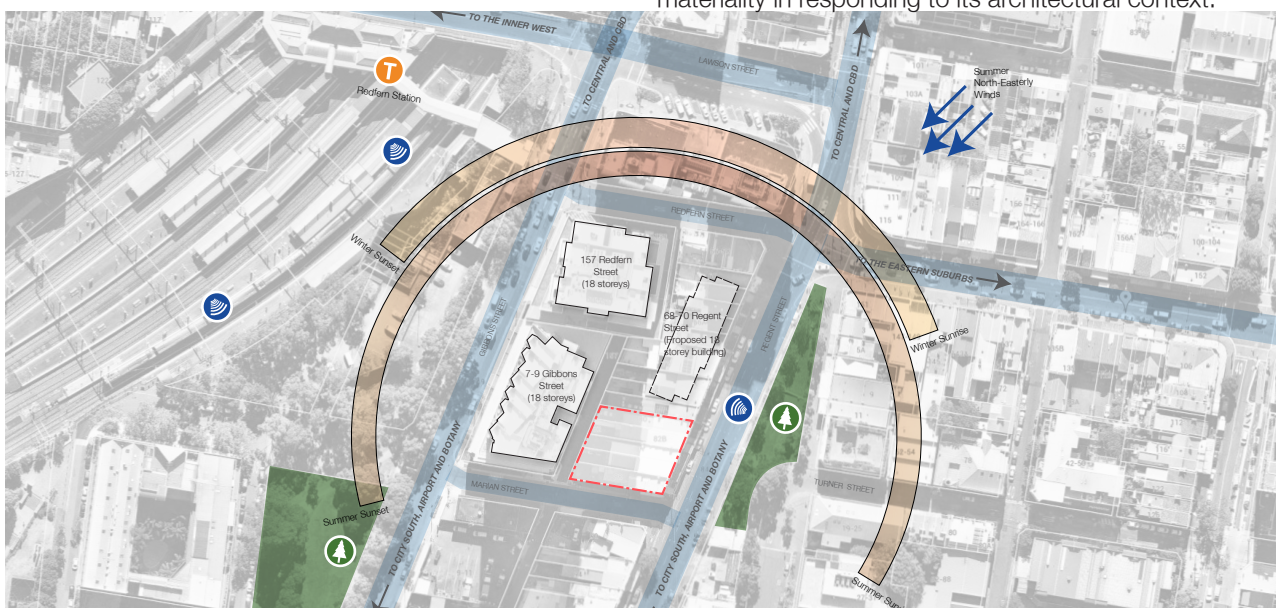
The Subject Site is located at 80-88 Regent Street, Redfern. It forms part of the Redfern Railway, Gibbons, and Regent Street precinct, as defined by the Redfern-Waterloo Built Environment Plan 2006 (BEP).

The Town Centre area is located directly east of the Station. Redfern Street is the main shopping street and Regent Street is a secondary shopping street. The area is undergoing a transition, and in need of activated civic spaces and ground level building activity.

A number of recent developments have been approved, including a student accommodation tower at 60-78 Regent Street, as well as alterations and additions to 1 Lawson Square (GCA) both proposing 18 storeys. This scale of the recently approved development is consistent with the adjoining 18 storey mixed use towers at 7-9 Gibbons Street and 157 Redfern Street.

Land use and design concepts have been proposed as part of the BEP in order to establish a vibrant, active local hub for business, retail and residential activity, around the railway with attractive functional civic spaces and pedestrian scaled urban spaces linked by streets and laneways.

The precinct is home to old and heritage building fabric, as a result the proposal is highly considered in its use of materiality in responding to its architectural context.



Location Plan
SJB Architects



01 View South along Regent Street - Showing the recently developed multi-storey mixed residential buildings at 157 Redfern Street and 7-9 Gibbons Street.



Location Plan



02 View west from Jack Poyd Reserve - Showing the recently completed mixed-use/residential development at 7-9 Gibbons St.



03 View north-east from Cope Street Indicating location of GCA buildings (1 Lawson Square) which are subject to a recent development consent for additional storeys and an enlarged building envelope.



Location Plan



04 View west along Turner Street at subject site.



05 View north from Regent Street



Location Plan

2.2 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.

Due to the nature of the surrounding development, the massing and scale of the new structure has been carefully considered. A number of massing options were prepared, with the final proposal chosen due to its ability to effectively realize the development potential of the site, enhance the public domain and maximise internal amenity whilst responding to context and scale.

The building volume responds to the Redfern-Waterloo Built Environment Plan 2006 (BEP) and height controls in the SEPPMD (Major Developments) which require a 2 storey height to Regent St, 3 storey height to Marian St with a setback to the upper levels, and a maximum height of 18 storeys.

The podium and tower setbacks as per SEPPSSP and SEPP 65 result in a non-developable floor plate (figure 02). As a result the 8m tower setback to Regent St has been reduced to a predominant 3m setback in line with the adjoining approved Iglu development at 60-78 Regent Street.

Along Marian Street the 4m setback established by 7-9 Gibbons Street has been used as a reference plane for unobstructed sight lines along the southern face of the building which observes a 3.1m setback. (figure 03).

The proposal sits within the maximum 18 storey height control and, the overall scale of the building is consistent with the scale envisaged for the overall precinct. Moreover the podium level has been clearly articulated so as to differentiate the public domain from the tower element.

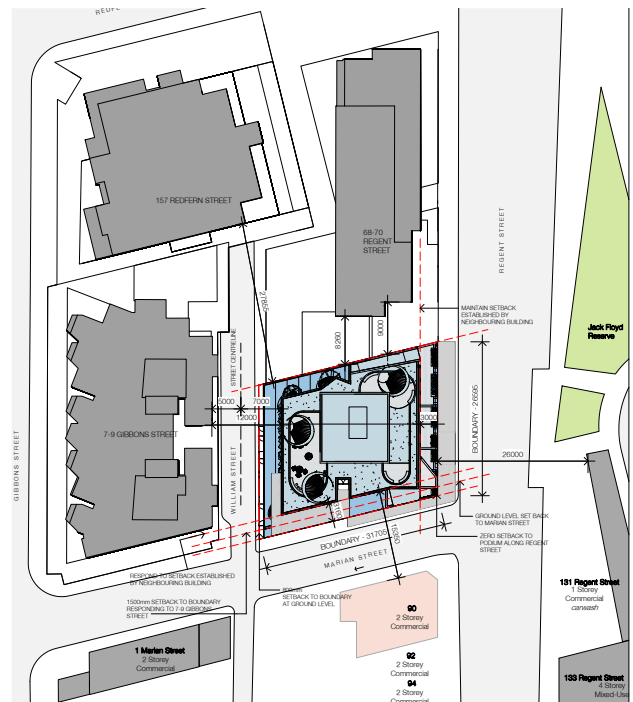
The overall bulk of the residential tower to the east (Regent Street) is broken up through the use of contrasting materials, wall reveals, and facade articulation. A vertical break created by a full height facade recess reduces the horizontal massing of the tower to the south, by creating two distinct elements. (figure 01).



01. Photomontage - Looking north along Regent St



02. Existing podium and tower setbacks as per SEPP (Major Developments) and SEPP 65 results in non-developable floor plate



03. Proposed tower separation & setbacks

2.3 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.



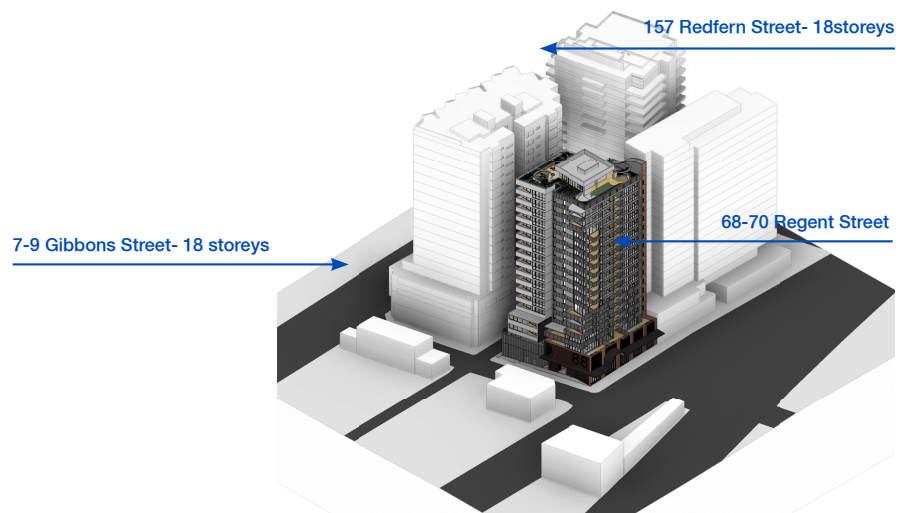
01. Proposed facilities

The proposal is located within an area that is well served by public transport and community facilities.

Bus services run along, Gibbons, Regent, and Lawson Street- all within a short walk from the site. Redfern Station is also within easy walking distance. All these options provide easy affordable transport both to the CBD and a number of other business centres throughout Sydney. The central location also provides access to a range of community facilities, and amenities within a short distance.

The proposal has a floor space ratio of 7:1, complying with SEPPMD. The project aims to inject 79 new residential units, a childcare centre and ground level retail tenancies into the changing precinct. The residential dwellings constitute a mix of, 1, 2 and 3 bedroom apartments all with a good level of amenity - inclusive of views and private as well as public open space. 65 vehicular parking spaces and 79 accessible bicycle parking spaces are also provided.

The proposed development provides a critical mass of density to activate and encourage the development of a vibrant, culturally diverse, multi use precinct. The shops and services offered by the development are in keeping with the overall strategic direction for the Redfern-Waterloo Area, and contribute toward ensuring its full economic, social and creative potential.



02. Perspective - Massing view of development, and immediate neighbours

2.4 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 design solution is consistent with the principles of SEPP No. 65 particularly through the orientation and design of the dwellings (solar access and ventilation) and the choice of construction materials to reduce heating and cooling costs.

- 90% of apartments allow cross-flow ventilation;
- Over 50% of apartments have multiple aspects ensuring that energy is not expended on lighting and ventilation

The proposal incorporates a number of strategies to achieve a positive environmental outcome including;

- Extensive landscaping to balconies, communal open space and overall structure, minimising stormwater run-off
- OSD tank
- Climate and location suitable plant selection
- Natural light and ventilation
- Energy efficient lighting
- Proximity to public transport and facilities
- Bicycle parking
- External shading devices
- Specification of locally sourced materials
- Low maintenance, long lifecycle, recyclable and reusable materials
- Efficient building services

2.5 Principle 5: Landscape

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A positive image and contextual fit of well designed developments is achieved by contributing to the landscape character of the streetscape and neighbourhood.

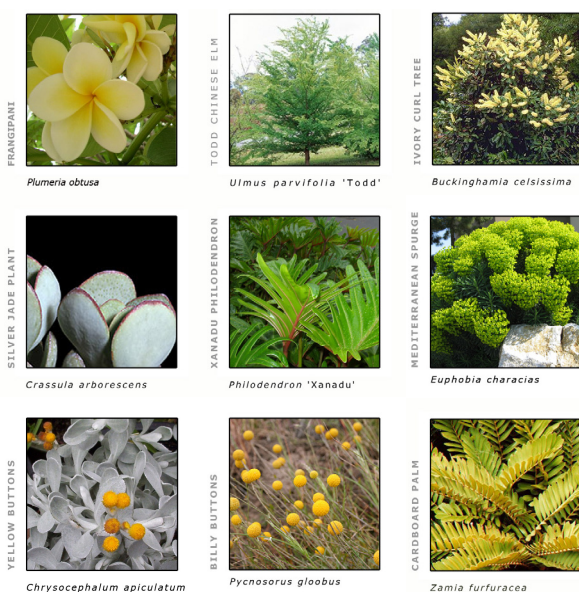
Good landscape design enhances the development's environmental performance by retaining positive natural features which contribute to the local context, co-ordinating water and soil management, solar access, micro-climate, tree canopy, habitat values, and preserving green networks. Good landscape design optimises usability, privacy and opportunities for social interaction, equitable access, respect for neighbours' amenity, provides for practical establishment and long term management.

Despite the buildings dense context, the proposal takes advantage of every opportunity for landscaping- creating landscaped balconies, terraces and communal open spaces.

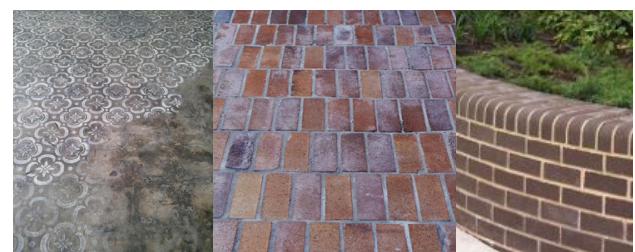
The design of planters, plant selection and the detailing of the private and communal facilities has been carefully considered, maximising the potential for amenity while ensuring resident privacy.

A landscape plan forms part of the Development Application submission, it is highly articulated and designed to provide public and communal benefit. It's features include;

- Plant species which have been selected to suit the location and climate, maximising the use of native species.
- activation of retail strip
- a range of landscape spaces for use by residents
- seating and cycle racks

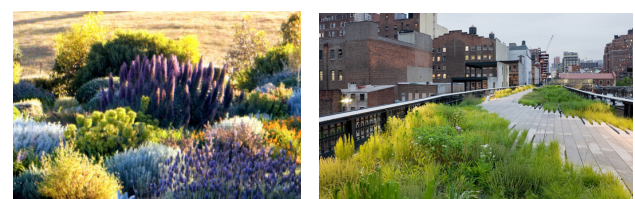


01. Proposed plant species and precedent images



concrete pavement

brick seating wall



Rooftop planting

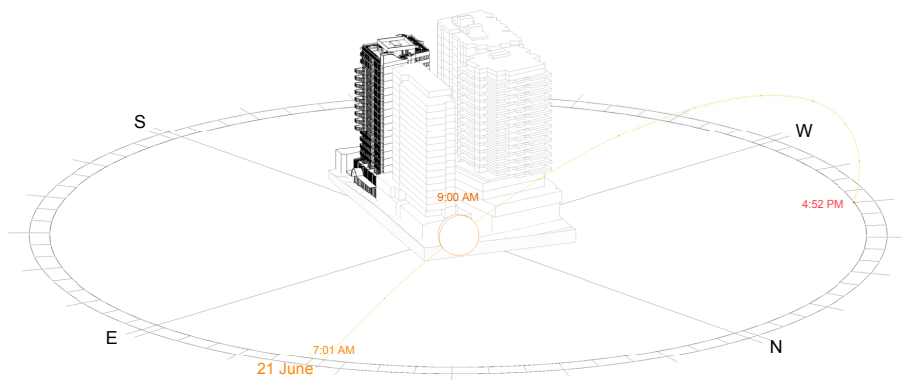
2.6 Principle 6: Amenity

Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident well being.

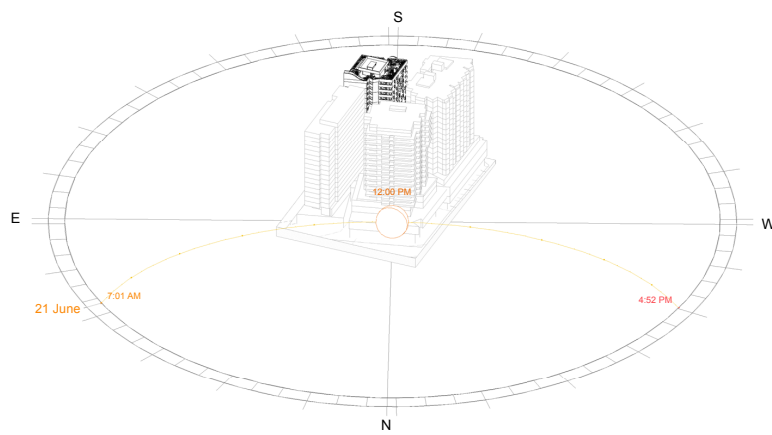
Good amenity combines appropriate room dimensions and shapes, access to sunlight, natural ventilation, outlook, visual and acoustic privacy, storage, indoor and outdoor space, efficient layouts and service areas, and ease of access for all age groups and degrees of mobility.

The proposal achieves a high degree of amenity, utilising the available natural light and maximising the potential for cross-ventilation. As the proposal is located within a dense urban area, the ease with which the proposal achieves the numeric recommendations of the Apartment Design Guide (ADG) is constrained. Efficient, and clever design principles allow the proposal to perform effectively and achieve a high level of amenity for future residents as demonstrated by the following;

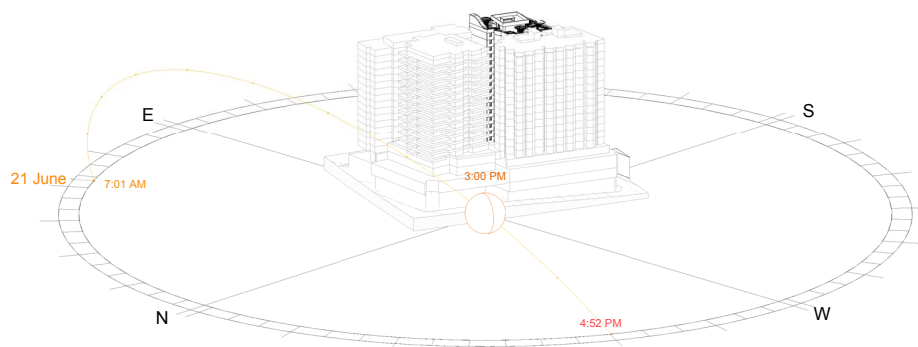
- All units are oriented to maximise exposure to natural light,
- 70% of apartments achieve 2 hours of direct sunlight between 8am and 3pm. Due to the scale and proximity of the existing and approved development to the north, west and north west, as well as the site being orientated north west rather than north, solar access cannot be achieved to 70% of apartments between 9am and 3pm. In order to achieve 2 hours solar access to 70% of the apartments it is necessary to extend the timeframe by 1 additional hour from 8am - 3pm. Between 9am and 3pm, 17% of apartments receive 2 hours solar access;
- Minimum apartment sizes satisfied;
- Appropriate storage space is provided;
- Significant communal landscaped space has been provided on the rooftop - 362m² or 44% of the site area;
- Well designed and good sized apartments that suit the needs of a range of household types;
- Facilities for bicycle storage and parking;
- The development contributes to the general public amenity at ground floor through the activation of frontages via retail tenancies, and access;
- 90% of apartments receive crossflow ventilation;
- 100% of apartment units have been provided with a private open space that has a functional area and configuration conducive to recreational use. The private recreation areas are directly accessible from the internal living areas and most benefit from good solar access;



01. View from the sun_9am



02. View from the sun_12pm



03. View from the sun_3pm

2.7 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 proposal incorporates principles to optimise safety and security - an important consideration in a dense inner-city location.

These design initiatives include:

- Residential entry off Marian Street is separate from public retail entry as well as childcare entry and is clearly identifiable and well lit;
- Building entrances are highlighted through the use of breaks in building form and articulation of materials;
- Building entrances have secure access points with video intercom, and swipe card entry, and minimize alcoves;
- Passive surveillance of Marian and Regent Streets from residential apartments;
- Minimizing points for entrapment, columns or walls do not obstruct sight lines, and a level of transparency is afforded the building through varying materiality;
- Continuous stairwell linking residential lobbies encouraging interaction between residents;
- Communal open space encouraging social interaction and shared ownership.

2.8 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.

A project of this scale provides a unique opportunity to engage the community and occupants on many levels.

The location of the development, within the city-fringe suburb of Redfern, provides for a broad range of residents, driven in part by the transitional nature of the area between the CBD and the southern and eastern suburbs.

Of the 79 apartments provided, 15% are adaptable. All apartment layouts are flexible and designed to be customisable to suit the specific needs of the occupants. The range of apartment sizes, types and layouts (1, 2 and 3 bedroom) responds to varying needs of household types within the area thereby maximising housing choice.

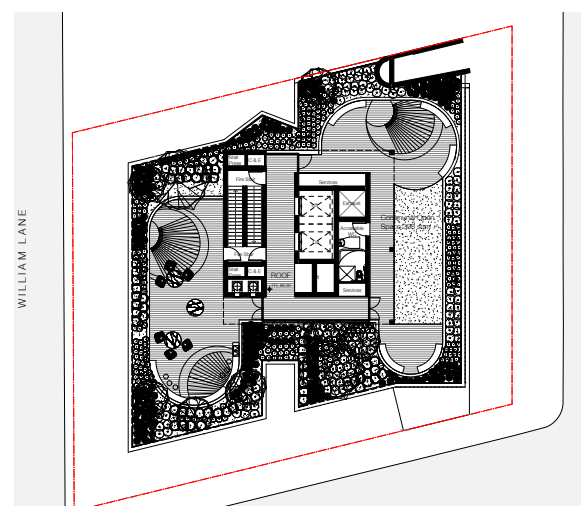
The foot-traffic generated will be significant and will contribute to the future vision for the Redfern-Waterloo area.

The urban context is rich with predominantly commercial developments, the project would provide accommodation in the area and contribute to the overall diversity of Redfern.

The activated streetfront, shared entry and access, culminates in a large shared outdoor rooftop terrace which enhances the communal nature of the development and provides opportunities for social interaction.



01. Photomontage - Proposed development



02. Plan - Rooftop terrace

2.9 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.

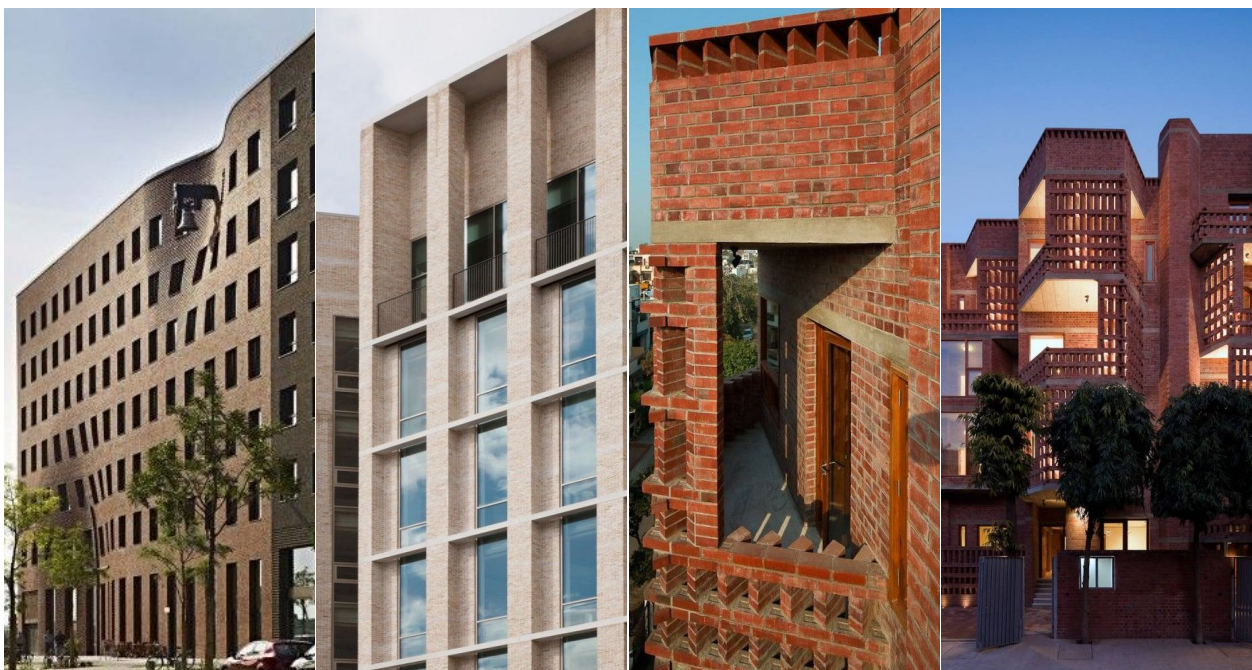
The aesthetics and composition of the proposal are driven primarily by the surrounding buildings, and in keeping with the historical pattern of development.

Below are some of the features that have been considered in response to the buildings unique context:

- Material selection to complement the existing building fabric; precast concrete and face brickwork

giving a clear reading of scale and texture, providing thermal mass and alluding to the original building by referencing parapet lines,

- Articulation of the building form to provide scale, street definition and pedestrian interface;
- When used, applied colours are found naturally in oxides;
- Use of permeable screening elements and hit and miss brickwork to provide a buffer at the interface between the site and neighbouring properties;
- Articulation of the building form to break up the perceived bulk of the building;
- The incorporation of setbacks to the residential tower to retain the existing spatial relationships and the legibility of the parapet heights from the street
- Subtle detailing through window pop-outs to delineate openings
- Robust materials which are long lasting and weather naturally
- Extensive use of landscaping elements

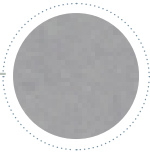


01. Brickwork precedents

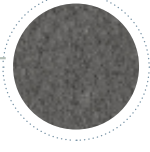


CN:02.1
PT:01
CN:02.2

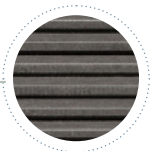
PT:02



CN:01
Concrete Finish (grey)



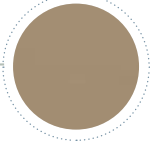
CN:02.1
Concrete finish (charcoal)



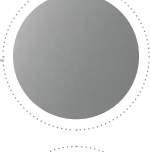
CN:02.2
Concrete finish (charcoal)



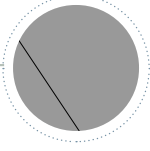
GL:01
Glass (Clear)



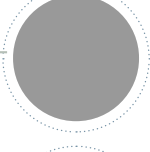
GL:02
Glass (Tinted bronze)



GL:02
Glass (Tinted Grey)



BR:01
Hit & Miss Brickwork (red)



BR:02
Face Brickwork (red)



MC:01
Metal Paint Finish (black)

02. Perspective indicating materiality

Design Options & Analysis

This section provides a comprehensive overview of design rationale and processes that were adopted to prepare the application scheme, including the contextual and planning parameters that influenced the shape and form and orientation of the design.

3.1 Design Process

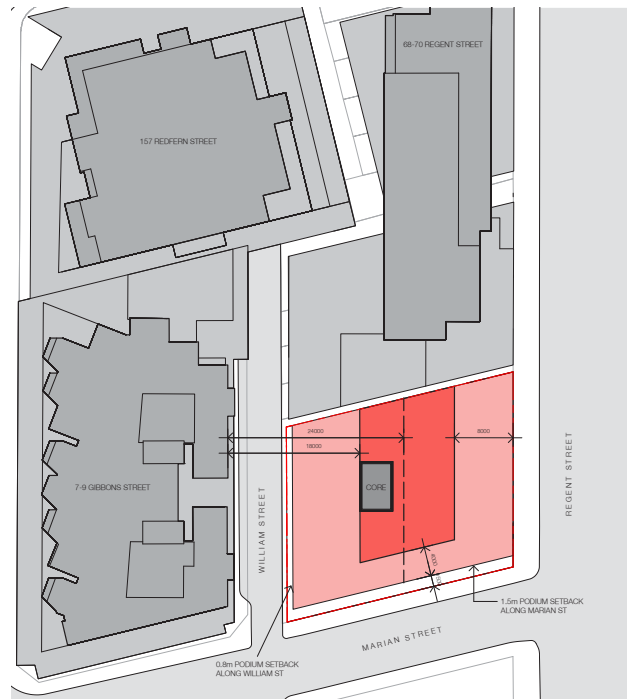
The building volume, responds to and is driven by the Redfern-Waterloo Built Environment Plan 2006 (BEP) and SEPP State Significant Precincts (SSP) and has included consideration of numerous built form options

The options considered in the design process included the following;

- A built form which was fully compliant with SEPPSSP and SEPP 65 but results in a non-developable floor-plate (figure 01);
- A built form which complied with SEPPSSP podium setbacks, but varied from SEPP 65 (figure 02);
- The DA as lodged, which comprised a built form which did not comply with either SEPPSSP or SEPP 65 setbacks (figure 03) but was an initial attempt at responding to its context;
- A built form which does not comply with either SEPPSSP or SEPP 65 setbacks (figure 04) but makes a considered effort to respond to the site context and setbacks proposed by the surrounding approved development; and finally
- A built form which does not comply with either SEPPSSP or SEPP 65 setbacks (figure 05) but is appropriate to the site as it adheres to the tower setbacks proposed by the approved development to the north, as well as to the west and ensures the more appropriate continuous 2 storey street-front along Regent street, and 3 storeys to Marian Street. (figure 05)

The final design was chosen for its ability to effectively enhance the public domain and maximise amenity whilst responding to the surrounding context and scale, as well as its ability to maintain the amenity of the adjoining development, particularly in relation to privacy and view sharing

The characteristics of the site also played a major role. The height bulk and scale of the building was informed by prevailing winds, access to solar, noise sources, as well as privacy and view impacts on surrounding development.



01. Podium and tower setbacks as per SEPP (Major Developments) and SEPP 65



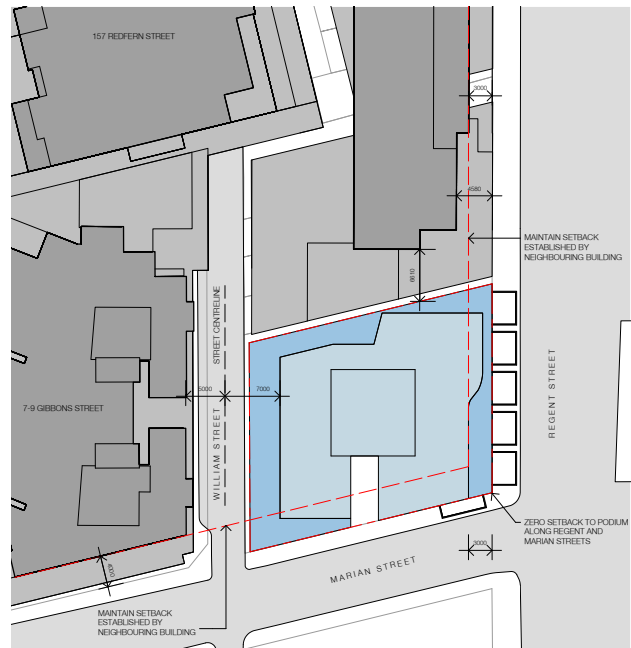
02. Podium and tower setbacks as per SEPP (Major Developments)

The chosen proposal (figure 05) sits well within the overall 18 storey height control and is considerably lower than the initial proposal. The overall scale of the building is consistent with the scale envisaged for the precinct under the BEP and SEPPSSP.

The podium height along Regent St responds to the 2 storey height limit. The mass of the podium has been clearly articulated so as to differentiate the public domain from the taller buildings above, reinstating the scale of the existing shopfronts, and providing active surveillance through expressed punctuations in a solid facade.

The overall bulk of the residential tower is broken up by well articulated changes in materiality to the east (Regent Street). The brick references the local vernacular, and is finished with black painted metal details, complimented further with hit and miss brickwork which adds texture, and pourousness to the corner site.

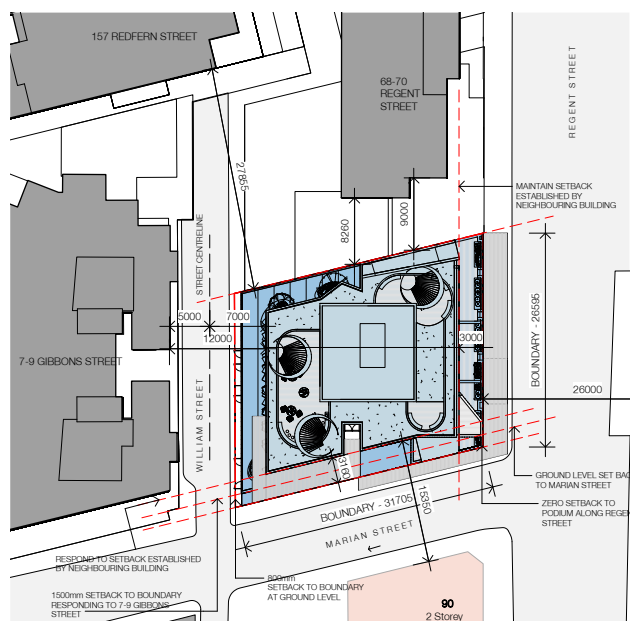
A vertical break created by a full height facade recess, helps reduce the bulk of the tower to the south (Marian Street)



03. Original (Exhibited) DA non-compliant tower and podium setbacks



04. Revised DA non-compliant tower and podium setbacks as lodged 21.07.2016



05. Proposed DA non-compliant tower and podium setbacks



06.Original DA scheme as lodged 19.01.2016



07. Revised DA scheme as lodged 21.07.2016



08. Current proposed DA scheme

Due to the complex nature of the site the design outcome has undergone a number of changes since inception. The current proposal does not retain the existing terrace shopfronts.

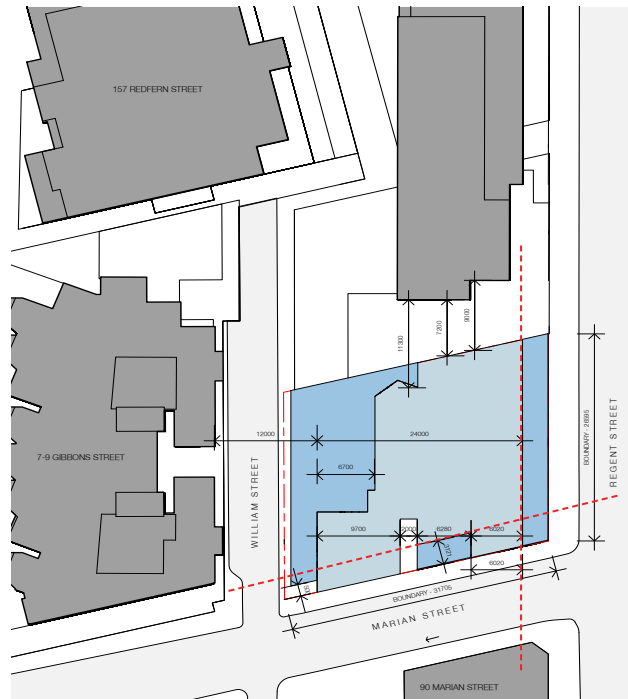
The significance of the existing shopfronts was deemed to be minor as detailed in the Heritage Impact Statement prepared by Urbis and submitted with the EIS. Retaining the shopfronts came at the risk of creating a pastiche with the implication of architecture without real merit. Rather, opportunities to reference the original buildings through corresponding datum lines, careful detailing and articulation of the glazing and brickwork were maximised.

Moreover the corner-block location presented a real opportunity to create a strong street presence through a prominent interface with the public domain.

The diagrams below demonstrate and justify the proposed setbacks from Regent and Marian Street, and demonstrate how the mass responds as the tower height increases.

The tower setback to Regent Street is dictated by the established 3m setback of the Iglu development adjacent (figure 10).

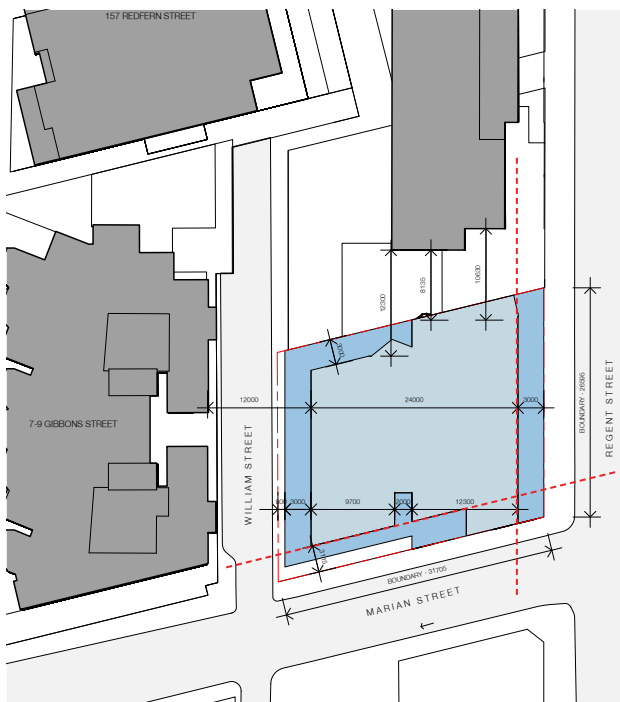
Along Marian street the existing 4m setback established by 7-9 Gibbons Street has been referenced and a corresponding (predominant) 3.15m setback has been used as a plane for unobstructed sight lines (figure 12).



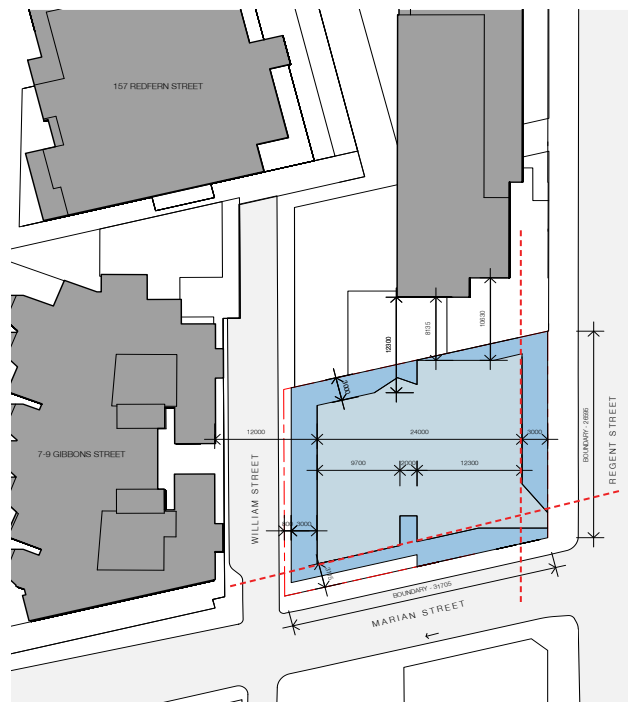
09. Proposed tower separation_L02



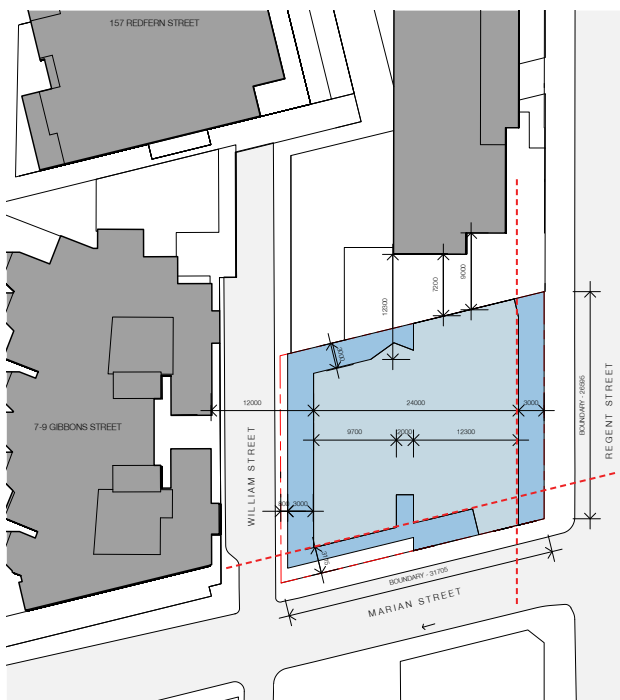
10. Proposed tower separation_L03



11. Proposed tower separation_L04-06



12. Proposed tower seperation_07-15



13. Proposed tower separation_L16-17

ADG Response Table

The following content outlines the response to Part 3 & Part 4 of the Apartment Design Guide.

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