

SEPP 65 DESIGN VERIFICATION

THE ROYAL, NEWCASTLE

MODIFICATION APPLICATION

I, Alexander Tzannes, of Tzannes Associates, verify that I supervised the design of the application to modify consent MP07_0133. The residential apartment development, as modified, achieves the design quality principles set out in Part 2 of SEPP No. 65 - Design Quality of Residential Flat Development with the exception of some minor non compliances which have no impact on the objectives of the SEPP. The modifications do not diminish or detract from the design quality, or compromise the design intent, of the development for which the development consent was granted.

Name:



Registration No.

4174

ARCHITECTURAL DESIGN STATEMENT

Proposed Apartment Mix Changes

The major design change proposed in this modification application is the conversion of eleven three bedroom apartments into smaller two bedroom and one bedroom apartments in the western core of Building One. The proposed changes result in a greater range of apartment types and sizes throughout the project and an increase in the number and mix of smaller, more affordable dwelling types available.

Typically, each of the former three bedroom apartments has been converted to a two bedroom apartment as well as a smaller one bedroom or studio apartment. The two bedroom apartment has living areas orientated to the views of Newcastle Beach with a second bedroom that is orientated to the north allowing solar access and cross ventilation. The smaller one bedroom or studio apartments are orientated north to provide excellent solar access and natural daylight.

The changes are shown clouded on the drawings and occur on ground level through to Level 6. They result in an additional eleven apartments being created, increasing the total number of apartments in the project from 146 to 157.

The architectural and planning changes resulting from the proposal are minor and are of minimal environmental impact and comply with the BCA and Basix. They include:

- No change in GFA
- No change in car parking numbers
- No change in building footprint, height, envelopes or overshadowing
- Minor architectural changes to the façade of Building 1 resulting in improved visual privacy between buildings and improved access to views over Newcastle Beach.

The conversion of the former three bedroom apartments has been able to be made within the same line of the external walls and glazing resulting in no change to Gross Floor Area.

Parking numbers are unchanged as each former three bedroom apartment was provided with two car spaces. Each new apartment will now receive one car space each, consistent with Condition E9 of the existing consent.

In order to improve privacy and sun protection to the north facing, single aspect studio apartments it is proposed to replace the approved vertical blades with full height adjustable louvres. This improves the amenity of the apartments and maintains the design intent of this part of the building in a manner consistent with the remainder of the approved design.

For architectural consistency, the blades are also proposed to be deleted on the southern façade, resulting in improved view access to the beach from the living areas on this side of the building. Louvres are not proposed to replace the blades on this elevation, as visual privacy and sun screening are not required.

The various principles of SEPP 65 are all generally complied with, with the exception of some minor non compliances which have no impact on the objectives of the SEPP. It is noted that five of the eleven new one bedroom apartments are not provided with a balcony. This matter is considered to be satisfactory given the following points:

- It occurs in a relatively smaller number of apartments throughout the project (only 3%).
- All the affected apartments are orientated north and receive good solar access, and are provided with extensive operable windows to provide good natural ventilation.
- Communal open space is provided at ground floor in the form of private landscaped gardens, and significant public open space and amenity is available via the adjacent beach, ocean baths, coastal foreshore pathways and parklands.
- The architectural impact of providing a balcony to these apartments would be inconsistent with the composition of the façade.

Substation Changes

The submission includes the revised location of the substation as per the requirements of Energy Australia. To meet EA's requirements for truck access to the substation, the trees previously shown to the west of the western end of Building 1 will be incorporated in the design of the future stage.

Conclusion

The proposed changes in the application are minor and consistent with the architectural integrity of the existing consent. They result in an increase in the range and type of apartments provided in the project, and an improvement in the amenity of the apartments via additional sun screening and visual privacy.