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Nominated Architects  
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**Prepared to accompany the Development Application submitted**  
for

**Stages 2A + 3A of Precinct B  
Walker Street, Rhodes  
for  
Billbergia Developments**

### **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 that responds to the best practice design principles of SEPP No. 65.

SJB verify that the design quality principles set out in Part 2 of State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development are achieved for the proposed mixed development as stated below.

### **SEPP Design Verification Statement**

The assessment of the proposal is made in accordance with the Design Quality principles as set out in SEPP 65, part 2. As noted in the introduction:

- Good design is a creative process which, when applied to towns and cities, results in the development of great urban places: buildings, streets, squares and parks.
- Good design is inextricably linked to its site and locality, responding to the landscape, existing built form, culture and attitudes. It provides sustainable living environments, both in private and public areas.
- Good Design serves the public interest and includes appropriate innovation to respond to technical, social, aesthetic, economic and environmental challenges.
- The design quality principles do not generate design solutions, but provide a guide to achieving good design and the means of evaluating the *merit* of proposed solutions.

SJB have prepared and reviewed the architectural drawings and are satisfied that the design meets the intent of the design quality principles as set out in part 2 of State Environmental Planning Policy No.65 Design Quality of Residential Flat Development.

SJB have extensive experience in the design of residential housing developments in various forms ranging from dual occupancy housing to high rise apartment development.

Reference has also been made to the Residential Flat Design Code in preparing this report. This has been done in order to cite objectives for each of the section headings.



### Principle 1: Context

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

*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.*

The subject land comprises a single allotment with a total site area of 20,675 sqm. The site has frontage to Shoreline Ave, Timbrol Avenue, Walker Street and Gauthorpe Street.

The site was the subject of a previous Masterplan and has since undergone an extensive redesign to suit an increased density and reconfiguration of major thoroughfares. The redesign was undertaken with the assistance of a Council appointed Urban Designer and the new configuration was extensively documented in a DCP.

There will be significant development of the surrounding precincts over the next 10 year period and it is within this framework that the design has been developed.

The area is characterised by a mix of some retail and commercial properties and a significant number of apartment buildings ranging in height from 3 levels to 25 levels.

Our proposal responds to its context by providing a series of appropriately scaled buildings with a mixture of both residential and retail space.

The development has an appropriate street presentation as illustrated in the submitted elevations and three dimensional diagrams and is respectful of the scale and privacy of its neighbours.

In view of the above, the proposed development is appropriate in its context.

### Principle 2: Scale

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

*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.*

The recently approved Development Control Plan establishes the desired height and scale of the site and the proposed development generally complies in this regard. Buildings vary in height from 6 levels up to 25 levels and have been carefully placed to minimize impact on adjoining properties and within the subject site.

There are minor variations to the DCP controls and these have been highlighted in the Environmental Assessment along with appropriate reasons. Careful consideration has also been given in designing the location and scale of buildings to suit the future surrounds



### 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 form of the buildings are responsive to relevant DCP controls and the surrounding context.

The building forms are responsive to the objectives of good design which call for,

- Variety in the use of materials,
- Clear distinction to different uses,
- Ensuring that view corridors are protected,
- Providing a diversity in apartment types,
- Providing visual and acoustic privacy,
- Provision for clear and safe entry points to the buildings,
- Provision for entry to units from the footpath \ internal courtyards, and
- Screening of any roof top plant rooms

In view of the above the proposed development is considered to be consistent with the objectives.

### Principle 4: Density

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

The proposed development is consistent with the controls that relate to the site and the maximum allowable GFA identified in the DCP. The design also responds to this unique consolidated 'brownfield' site where the DCP recognizes a significant density opportunity with focus on major open public access areas.

The proposed density has been comfortably accommodated on the site in a manner that does not compromise the amenity of adjacent occupants particularly in respect of solar access, cross ventilation, privacy considerations and relative scale to future development within the general near vicinity.

### 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*

The proposed design solution is consistent with the principles of SEPP No. 65 particularly through the orientation and design of the units (solar access and ventilation) and the choice of construction materials to reduce heating and cooling costs; the capture of stormwater to provide for irrigation to landscaping and the selection of appropriate planting/landscaping (refer to landscape plan). A comprehensive analysis of the buildings has been undertaken in order to meet BASIX requirements and solar amenity. The Environmental Assessment details the buildings performance in this regard with a conclusion that the design is consistent with the stated objectives.

The attached diagrams demonstrate compliance with solar access and natural ventilation.



### Principle 6: Landscape

*Good design recognises that together landscape and buildings operate as an integrated sustainable system, resulting in greater aesthetic quality and amenity for both the residents and for the public domain.*

The proposed development makes provision for planting in common open spaces and areas where the provision of landscaping is practical.

Fences and walls are included as vertical landscape elements designed to define boundaries between spaces or to rationalise a change in level. The design of fences and walls has an impact on the real and perceived safety and security of residents as well as on the amenity of the public domain and the identity of the residential development.

A landscape design has been provided with the Development Application submission. The drawings include the following principles:

- Provision of over 11,030 sqm of publicly accessible open space
- Common open spaces for Buildings A to D – with common produce garden areas for Buildings a, B and C
- Use of significant trees and landscape elements to control the effect of wind in public and common areas
- Utilisation of significant planter boxes in common open spaces for planting.
- Positive contribution to the streetscape character along Shoreline Ave and Walker and Gauthorpe Streets.
- Improved energy efficiency and solar efficiency of dwellings and the microclimate of private open space.
- Minimisation of maintenance by using robust landscape elements.

### Principle 7: Amenity

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

In conceiving the design the following issues were considered:

- Each unit has been provided with a private recreation area (or balcony) 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.
- Over 69% of units have cross ventilation
- Common corridor areas are naturally ventilated and with natural light
- Over 78% of units have a minimum of 2 hours of solar access on June 21 between 9am and 3pm
- Privacy between balconies has been carefully considered.
- Effort has been made to avoid balconies or living room windows of dwellings with the development from directly overlooking the windows or balconies of other units.
- Day lighting has been considered for the general amenity of all units. The depth of the dwellings has been restricted to maintain reasonable access to natural daylight to all rooms therein.

The submitted architectural drawings indicate boundary setbacks and internal distances between buildings and habitable spaces.



### Principle 8: Safety and Security

*The design proposes the following security measures to restrict and control communal access around the proposal:*

Design initiatives have been incorporated as follows,

- The principle building entrances are significantly marked, have suitable lighting, are clearly identifiable from public zones, and allow for passive surveillance
- The apartment buildings and common landscaped podium will be security controlled,
- Building entrance is orientated towards the public streets.
- The car park layouts are designed to minimise opportunities for alcoves. Columns or walls do not obstruct sight lines and the car parks are generally open and security access will be provided.
- Lighting details will be furnished in accordance with Australian Standards at the lodgement of the Construction Certificate.
- Direct access is available from the basement to the pedestrian foyers including for disabled access

A CPTED assessment has also been prepared to accompany the submission.

### Principle 9: Social Dimensions

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

The locality has been zoned to permit residential developments based on broad review of the area by the relevant authorities in conjunction with community consultation.

The proposed design will assist in realising a large residential precinct on a brown field site. Infrastructure networks have been developed within the near vicinity to allow for development of this scale including the upgrade of the adjacent Train Station and the development of significant commercial and retail precincts. The imminent remediation of the foreshore (which is linked to the development of this project) will also provide a significant public benefit in so far as providing for excellent public space with bicycle and walking tracks.

Common area spaces have been provided in each of the 3 towers to promote occupant interaction and spaces which allow for Owner Corporation gatherings.

A further significant Common Space has been provided to the central public open space and includes a Gymnasium, 25m lap pool and Steam Bath area. This facility will promote interaction amongst occupants in an environment which moves easily from indoor spaces to external.

Common area produce gardens have been provided for the occupants of Bldg's A, B and C. It is envisaged that this will enhance sustainability and social interaction.

This proposal also provides for a mix of 1, 2 and 3 bedroom units, thereby providing a range of housing choice which responds to the general market needs. It incorporates a broad range of units with different characteristics and each offers a high level of amenity. The design provides 15% adaptable housing opportunities.

**Principle 10: Aesthetics**

*Quality aesthetics require the appropriate composition of building elements, texture, material and colours and reflect the use, internal design and structure of the development.*

The proposed building is designed having regard to the future surrounds and development of this Precinct and adjacent Precincts.

The proposed development has been suitably treated to include material finishes which have a high aesthetic content and as outlined in the DCP.

Particular effort has been made to enrich the public domain experience through an extensive use of landscaping and high quality materials including natural stone and textured pre-finished elements. Clever use of lighting in the public design will enhance the overall effect.

The upper levels of buildings are more restrained in the use of material and rely on subtle use of geometry to achieve a play on facades and to achieve strong contrast of light and dark.

The buildings are capped with roof elements which will provide significant visual interest from near and far. The design aims to be reflective of a contemporary design which also achieves distinctive buildings through a variation in the use of materials and form.



## SEPP 65 COMPLIANCE TABLE

Below is a Summary of Compliance with SEPP 65 Guidelines:

Attribute	SEPP 65 Guidelines	Compliance with Guidelines
Apartment Layout	<ul style="list-style-type: none"> <li><i>Single aspect apartments limited in depth to 8m from a window</i></li> <li><i>Back of a kitchen no more than 8m from a window</i></li> <li><i>The width of cross-over/cross through apartments over 15m should be 4m to avoid deep narrow apartment layouts</i></li> <li><i>Bldgs not meeting min. standards to demonstrate how natural ventilation and daylight access can be achieved</i></li> <li><i>Housing Affordability (3% overall) suggests the following min sizes:</i> <ul style="list-style-type: none"> <li><i>1 B/R apt 50 sqm</i></li> <li><i>2 B/R apt 70 sqm</i></li> <li><i>3 B/R apt 95 sqm</i></li> </ul> </li> </ul>	<p>Complies.</p> <p>Complies</p> <p>Complies</p> <ul style="list-style-type: none"> <li>Natural ventilation of some apartments in the tower buildings is based on a performance design – refer submission by Mechanical Engineer</li> </ul> <p>Complies</p>
Apartment Mix	<ul style="list-style-type: none"> <li><i>Provide a variety in housing types – studio, one, two, three bedroom plus, particularly in large apartment buildings</i></li> </ul>	Complies
Balconies	<ul style="list-style-type: none"> <li><i>Where other private open space is not provided, provide at least one private balcony – Provide balconies for all apartments with a minimum depth of 2m</i></li> <li><i>Developments which seek to vary from the min. standards must demonstrate that negative impacts from the context-noise, wind – can not be satisfactorily mitigated with design solutions</i></li> <li><i>Require scale plans of balcony with furniture layout when an alternative balcony space is proposed</i></li> </ul>	<p>Complies with DCP requirements</p> <ul style="list-style-type: none"> <li>Ground floor units are provided with private open space to the front and rear. The large majority of apartments have balconies with a minimum depth of 2m</li> <li>Development does not seek to vary minimum standards</li> <li>Balcony spaces are adequate and useable</li> </ul>
Ceiling Heights	<p><u><i>FFL to FCL (minimum only)</i></u> <i>Residential flat buildings or other residential floors</i></p> <ul style="list-style-type: none"> <li><i>In general 2.7m minimum all habitable rooms on all floors</i></li> <li><i>2.4m preferred minimum for all non-habitable rooms</i></li> </ul>	<p>Complies</p> <ul style="list-style-type: none"> <li>Living spaces and bedrooms meet 2.7m minimum</li> <li>Non habitable rooms achieve 2.4m minimum</li> </ul>



<p>Flexibility</p> <p>Flexible flat design ensures buildings can accommodate a wider range of inhabitants and their changing lifestyle etc.</p>	<p><i>To provide robust building configurations, which utilise multiple entries and circulation cores especially in buildings over 15m long</i></p> <ul style="list-style-type: none"> <li><i>Provide apartment layouts which accommodate the changing use of rooms</i></li> <li><i>Utilise structural systems which support a future change in building use or configuration</i></li> </ul>	<p>Complies</p> <ul style="list-style-type: none"> <li>Apartment layouts can change to reverse dining and living areas and have bedrooms which can be used as studies</li> <li>Structural grid and apartment layout provides for an open plate structure, which will allow for future flexibility.</li> <li>Accessible ground level entry, and carpark entry, allows for 15% accessible and visitable units</li> </ul>
<p>Ground Floor Apartments</p>	<ul style="list-style-type: none"> <li><i>Design front gardens which contribute to spatial and visual structure of the street by promoting ground floor entry to apartments</i></li> </ul> <p><i>Ensure adequacy and privacy of ground floor apartments located in urban areas with no street setbacks by:</i></p> <ul style="list-style-type: none"> <li><i>stepping up the ground floor to the level of the footpath a maximum 1.2m</i></li> <li><i>optimising the number of ground floor apartments with separate entries and consider requiring an appropriate percentage of accessible units.</i></li> <li><i>Providing ground floor apartments with access to private open space, preferably as a terrace or garden</i></li> </ul>	<p>Complies</p> <ul style="list-style-type: none"> <li>Front garden landscaping and deep soil zones contribute to the character of the Timbrol and Walker Street Units</li> <li>The building has adequate setbacks from street to allow for privacy</li> <li>Complies</li> <li>Complies</li> <li>Complies</li> </ul>
<p>Mixed Use</p>	<p><i>Consider building depth and form in relation to each use's requirements for servicing and amenity. Compatibility of uses can be addressed by utilising:</i></p> <ul style="list-style-type: none"> <li><i>Building layout which promotes variable uses or tenancies</i></li> <li><i>Optimal floor to ceiling heights, e.g. 3.3m – 4m for active public uses such as retail, restaurants</i></li> <li><i>Optimal building depths such as 10 – 18m for residential or other smaller commercial uses</i></li> <li><i>Extra care when larger uses of commercial spaces – cinemas, supermarkets, department stores are integrated with residential</i></li> </ul>	<p>Complies</p> <ul style="list-style-type: none"> <li>Multiple tenancies with flexibility has been allowed for</li> <li>All tenancies will be able to achieve a minimum 3.3m ceiling height. A floor to floor level of 4m has been allowed for</li> <li>Complies with Rhodes West DCP building depth controls which allow up to 23m depth measures from window face to window face for tower buildings (above 9 storeys) and 18 metres for lower-rise residential buildings</li> <li>Care has been taken to ensure residential spaces maintain a high level of amenity. Retail spaces designed to front public space areas.</li> </ul>





Storage	<p><i>In addition to kitchen cupboards and bedroom wardrobes, provide accessible storage as follows:</i></p> <ul style="list-style-type: none"> <li><i>Studio's: 6 cubic metres</i></li> <li><i>1 bed units: 6 cubic metres</i></li> <li><i>2 bed units: 8 cubic metres</i></li> <li><i>3 + bed units: 10 cubic metres</i></li> <li><i>Locate storage conveniently for apartments where at least 50% of the required storage in an apartment is accessible from either the hall or the living area</i></li> <li><i>Where basement storage is required exclude it from FSR calculations</i></li> </ul>	<p>Complies</p> <ul style="list-style-type: none"> <li>The required storage spaces for 1, 2 and 3 bedroom units has been provided with 50% of the required storage space located inside the majority of units. Where there is a substantial surplus of space in the carpark areas which will makeup for any shortfall in the apartments.</li> <li>Supplementary storage areas have been allowed for in the basement for each of the Units – refer plans</li> </ul>
Acoustic Privacy	<ul style="list-style-type: none"> <li><i>Ensure a high level of amenity by protecting privacy of residents</i></li> </ul>	<p>Complies</p> <ul style="list-style-type: none"> <li>Apartments have been arranged to locate noise emittance zones together and circulation zones have been used as a buffer</li> <li>The Acoustic report details information on dividing walls for residential areas and confirms that the proposal achieves required outcomes and is appropriate in its context</li> </ul>
Daylight Access	<ul style="list-style-type: none"> <li><i>Living rooms and private open spaces for at least 70% of the apartments in a development should receive a minimum of two hours direct sunlight between 9am and 3pm in mid winter</i></li> <li><i>Limit number of single aspect apartments with a southerly aspect (SW - SE) to a maximum of 10% of units proposed.</i></li> <li><i>Developments which seek to vary from the min standards must demonstrate how site constraints and orientation prohibit the achievement of these standards</i></li> </ul>	<p>Complies</p> <ul style="list-style-type: none"> <li>A total of over 78% of units achieve two hours of direct sunlight to living rooms on the 21<sup>st</sup> of June – refer attached diagrams</li> </ul> <p>Complies</p>
Natural Ventilation	<ul style="list-style-type: none"> <li><i>Building depths which support natural ventilation typically range from 10 – 18 metres. 60% of residential units should be naturally cross-ventilated</i></li> <li><i>25% of kitchens within a development should have access to natural ventilation</i></li> <li><i>Developments which seek to vary from the min. standards must demonstrate how natural ventilation can be satisfactorily achieved.</i></li> </ul>	<p>Complies</p> <ul style="list-style-type: none"> <li>Over 69% of units achieve natural cross-ventilation. This is achieved through the following; dual aspect units, cross-ventilated units typically in the range of 10 -18 metres depth, utilisation of a breezeway space and through the use of performance based solutions for some apartments in the tower buildings – ie; cross flow via corridor spaces and through the sides of buildings – refer supporting information provided by mechanical engineer</li> </ul>



Facades	<ul style="list-style-type: none"> <li><i>Compose facades with an appropriate scale, rhythm and proportion which respond to the buildings use and the desired contextual character</i></li> </ul>	<p>Complies</p> <ul style="list-style-type: none"> <li>The facades are of an appropriate scale which respond to the buildings use and future context. The facades use a variety of wall and balcony configurations and various materials to create a rhythm in the façade and express the internal uses</li> </ul>
Roof Design	<ul style="list-style-type: none"> <li><i>Provide quality roof designs which contribute to the overall design and performance</i></li> <li><i>Integrate the design of the roof into the overall façade</i></li> </ul>	<p>Complies</p> <ul style="list-style-type: none"> <li>Roof elements have been designed to be appreciated at pedestrian level and from mid to long viewing points. It is recognized that the tower buildings will be viewed from afar.</li> </ul>
Energy Efficiency	<ul style="list-style-type: none"> <li><i>Limiting the number of single aspect apartments with a southerly (SW – SE) to a maximum of 10% of total units</i></li> <li><i>Maximise thermal mass. Insulate roof/ceiling to R2.0, external walls to R1.0, and floor, including separation from basement car parking to R1.0</i></li> </ul>	<p>Complies</p> <ul style="list-style-type: none"> <li>Thermal mass will be maximised as the roof and walls between units will be adequately insulated to the minimum level as indicated in the BASIX report. Double glazing will be installed to units</li> </ul>
Maintenance	<ul style="list-style-type: none"> <li><i>For developments with communal open space, provide garden maintenance and storage area which is efficient and convenient to use and is connected to water and drainage</i></li> </ul>	<p>Complies</p> <ul style="list-style-type: none"> <li>There is adequate space within the lower basement level and at the common garden levels for garden maintenance and storage areas. Sufficient storage space is also provided for the public area.</li> </ul>
Waste Management	<ul style="list-style-type: none"> <li><i>Supply waste management plans as part of the development application submission as per the NSW waste board</i></li> </ul>	<p>Complies</p> <ul style="list-style-type: none"> <li>A Waste Management plan has been described in the Environmental Assessment. The Waste Consultant has liaised with Council re;a preferred site specific solution</li> </ul>
Water Conservation	<ul style="list-style-type: none"> <li><i>Use AAA rated appliances to minimise water use</i></li> <li><i>Encourage the use of rainwater tanks</i></li> </ul>	<p>Complies</p> <ul style="list-style-type: none"> <li>3-4 star fixtures will be used. Rainwater tanks have been utilized.</li> <li>Refer to the Landscape Plan regarding the use of local indigenous trees and shrubs</li> </ul>
Safety	<ul style="list-style-type: none"> <li><i>Reinforce street boundary to differentiate between public and private space</i></li> <li><i>Optimise visibility, functionality and safety of building entrances</i></li> <li><i>Improve opportunities for casual surveillance</i></li> <li><i>Minimise opportunities for concealment</i></li> </ul>	<p>Complies</p> <p>The building complies with the safety and security principles through:</p> <ul style="list-style-type: none"> <li>Clear definition of Unit entry points and a security controlled public plaza level which will also provide for excellent casual surveillance</li> <li>Substantial artificial lighting will illuminate pathway to security entrance and Internal courtyards which provide for secure private spaces</li> </ul>
Building Separation	<i>Building separation and scale to provide visual and acoustic privacy and daylight access to indoor and outdoor spaces</i>	<p>Generally complies in accordance with the DCP which was specifically developed for the general precinct and this site. Any non-compliances have been detailed in the Environmental Assessment.</p>