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21 August 2012

Department of Planning and Infrastrucutre

GPO Box 39

SYDNEY NSW 2001

Attention: Ms Heather Warton

DESIGN VERIFICATION STATEMENT – EPPING PARK, 61 Mobbs Lane Epping,

(STAGE 3– BUILDINGS, 11, 12, 13/14, 15/16 & 17)

I, Peter Spira, General Manager of Meriton ,

a) designed, or directed the Architectural design, of the residential flat development, and

b) confirm that the residential flat development generally meets our interpretation of the objectives and intent of the design quality principles set out in Part 2 (Clauses 7 – 18) of State Environmental Planning Policy No. 65 – Design Quality of Residential Flat Development.

Yours sincerely

Peter Spira

GENERAL MANAGER

ARCHITECTURAL DESIGN STATEMENT

61 MOBBS LANE, EPPING

STAGE 3 – BUILDINGS 11, 12, 13/14, 15/16 AND 17

1. CONTEXT

The design character for this proposal was established through reference to the approved Concept Plan and the Preferred Project Report for the site.

2. SCALE

The scale of the proposal complies with the envelope controls setup in the approved Concept Plan for this site.

3. BUILT FORM

Built forms are consistent with the approved Concept Plan and respond directly to the topography and context of the site, providing scale transitions on boundary interfaces, maximising solar access and views and limiting over shadowing to neighbouring properties and to properties within the site. All building forms are articulated into smaller elements of a similar scale to the residential homes of the area and to accommodate the undulating topography of the site. Roof forms, balconies and the material palette provide a common theme for the buildings within the development and make reference to the existing homes and character of the area.

Buildings are arranged in accordance with the approved Concept Plan to maximise opportunities created by the elevated nature of the site and the extensive views that are available. Visual permeability and solar access to public open space is also a further consideration. Buildings are aligned with views and vistas from the surrounding neighbourhood into the site. The site topography is a further factor in the orientation of buildings which generally follow the site contours.

Buildings step down the site in accordance with the approved Concept Plan. These stepped forms respond to the site topography and generally build in scale as the site rises to the north and east, maximising view opportunities for apartments in both directions. To the north and west towards distant district and hill views and to the south and east towards the city and harbour bridge views.

In responding to these site conditions north orientated walls are not always achievable and alternative means of maximising solar access to the majority of units employed and discussed under other headings in this comments report.

All distances between buildings are based on the distances as set out in the approved Concept Plan with setbacks provided on upper levels as necessary. The impact of buildings at ground level is reduced through the use of layered landscaping. Parking areas beneath the residential buildings protrude equal to or less than 1.2m above finished ground level, except for vehicle access points into the parking area.

Building heights are as follows:

- Building 11 is 6 storeys high.
- Building 12 is storeys high.
- Buildings 13/14 are 5 storeys at the south end and 6 storeys at the north end, and the 'wings' are two storeys in height.
- Buildings 15/16 are 5 storeys at the south end and 6 storeys at the north end.
- Building 17 varies between 3 storeys to the south and 4 storeys to the north.

4. DENSITY

The proposed density is compliant with the current SEPP controls and the approved Concept Plan for the site. Refer to Meriton schedule indicating apartment numbers and GFA for each building.

5. RESOURCE, ENERGY AND WATER EFFICIENCY

Environmental design has been a major factor in the design of the scheme on every level. At the 'macro' level buildings are orientated for optimal solar access. Pedestrian networks reduce reliance on cars. The proposed development incorporates ESD initiatives as part of the design. These include rainwater tanks and water efficient appliances. Strategies for water collection and re-use reduce reliance on mains supplies. At the detail level individual apartments are designed to be cross ventilated, well insulated and provided with natural light. Operable louvres are utilised to provide shading and privacy where deemed necessary. The proposal has passed a BASIX assessment.

6. LANDSCAPE

Generally private landscaping has good solar access and attractive aspects. Private open space is at the public domain level and planted to provide privacy. Existing trees will be retained where practical. The intention is to create a well-defined and cohesive internal landscaped setting while creating suitable connections with the surrounding neighbourhoods.

Within the site buildings are organised into groups around landscaped open spaces. Each group is designed to optimise site topography, views and solar access, giving each its own neighbourhood character. The spatial hierarchy is maintained between private, communal and public open space. Private spaces are clearly separated by being slightly elevated above public/communal spaces and landscaped streets.

The central landscaped podium links the different buildings. At the Mobbs Lane entrance into the site attractive views are provided to the 'Town Centre', the landscaped area where the tennis court, café, shop and club house is located.

7. AMENITY

The buildings have been designed to ensure that the intent of the Residential Flat Design Code (RFDC) amenity criteria will be achieved. Apartment layouts have been designed to provide maximum efficiency in spatial planning and flexibility in use and offer a variety of layouts and aspects within this development.

Each apartment is designed to feel spacious with large areas of operable glazing opening to well proportioned external balconies. Glazing to the living spaces is designed to capture views and maximise solar access. Balconies are positioned to create private and protected spaces that are sheltered from the weather whilst also capturing views and sun.

All five buildings meet or exceed the minimum requirements for both solar access and cross ventilation. Where apartments are oriented to the south, an east or west aspect is also provided in the majority of cases to reduce the number of south aspect only apartments to a minimum.

Solar Access: Due to site conditions and the SEPP zoning controls each building has been oriented differently. The design of each apartment has therefore been carefully considered to allow for maximum solar access.

Access to Light: The apartments in each building have large amounts of glass and shallow floor plans, generally less than 8m deep, this ensures access of diffuse natural light to the interiors of the apartments as well as a sunny outlook from within. Where possible living spaces are located on corners or project beyond adjacent walls to maximise solar access. Roof lights have also been provided to apartments on upper levels to increase levels of solar access.

Access to views: The apartments and balconies have been designed to take advantage of views to the south and west of the site. Views have been provided towards the distant city and to landscaped areas within the site where possible. Where possible living spaces are located on corners or project beyond adjacent walls to take advantage of views.

Privacy: Minimum distances as set out in the SEPP document are maintained between buildings. As buildings are oriented at different angles this further increases privacy.

Engagement with Public Facilities: The central landscaped podium has been designed to maximise solar access. It provides another key public area within the site which supplements the public area already provided between Buildings 11, 12, 13/14 and 15/16. A swimming pool is accessible off this public area is located in the basement of Building 13/14.

Views into the site: Views into the site have been maintained as per the Master Plan which provides permeability throughout the major street frontage of Mobbs Lane and along the site boundaries. View corridors into the site are aligned with the street network of the surrounding area.

Apartment Size and Mix: All apartments exceed the minimum size as set out in the RFDC. A mix of apartment types are proposed including 1 bedroom, 2 bedroom and 3 bedroom. All buildings also have a number of adaptable apartments to meet the accessibility code requirements. The mix provided is based on the yield in the approved Concept Plan.

Access to Outdoor Space: All apartments will be provided with outdoor space in the form of a balcony or terrace as well as having access to communal open spaces.

Storage: The storage space provided for each apartment exceeds the storage requirements as outlined in the RFDC. Each apartment has allocated storage in the basement as well storage within the apartment. The storage within the apartment accounts for more than 50% of the total amount of storage provided.

8. SAFETY AND SECURITY

Active residential uses in all buildings provide a high degree of natural surveillance 24 hours a day. Every apartment at ground floor level has an outdoor terrace providing active edges to all buildings. Levels have been set to allow line of sight security into open spaces. Further details of proposed security systems and access controls can be provided during the CC stage of approvals.

9. SOCIAL DIMENSIONS

The proposed housing mix will contribute to further diversity in the current mix in this area, reflecting current market needs and market conditions. The proposed master plan has a network of pedestrian/bicycle paths and roads which are integrated with a series of attractive open spaces. These networks, roads and spaces link into the development of the residential buildings, as well as the surrounding open spaces and surrounding existing uses. The visual permeability of this development further reinforces connections to surrounding areas. The road pattern retains the principles of the approved Concept Plan. Pathways across the site are maintained as outlined in the Concept Plan.

10. AESTHETICS

The buildings reference the rich architectural context of the area yet use contemporary forms and construction methods to create composition of its time and place. The animated roof forms, fragmented scale and varied colour palette reference the character of the surrounding buildings. Building forms are diverse however, a common palette of materials, shapes and detailing has been used to create a cohesive aesthetic across the site. Subtle variations in the treatment of materials create a feeling of variety and diversity within the site.

The facade design utilises a range of fine details, screens, pergolas, planters to bring the building to a human scale. Extensive paved and grassed areas, low scale planting, and rows of trees help to create an attractive ground level environment. Raised ground level courtyards clearly identify private outdoor spaces and provide privacy and separation from streets or paths. Recessed balconies on upper levels address view corridors and minimise crossover looking between buildings. Each building has been specifically designed to optimise site opportunities.

The site is adjacent to an existing residential area notable for its leafy streets and attractive Federation and Californian Bungalows set in mature gardens. The design for this project with its parks, tree-lined streets and material palette makes reference to the character of the surrounding area.